

Memorandum

To: Planning Commission

From: Judy Fani, Senior Planner
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Date: July 1, 2016

Subject: Scope of 2016-17 Comprehensive Plan Docket

PREPARATION FOR JULY 13TH STUDY SESSION

The July 13, 2016 study session is for the purpose of staff overview of the Technical Committee's recommendation and initial Planning Commission questions and discussion in preparation for a public hearing and study session on July 20, 2016. Please review the enclosed Technical Committee Report and exhibits in advance and identify questions and discussion issues regarding the recommended scope of the 2016-17 Comprehensive Plan docket. Staff welcomes receiving Commissioner questions or comments in advance of the July 13th study session.

INTRODUCTION/BACKGROUND

Each year the City Council adopts the scope of the package of Comprehensive Plan amendments to be considered by the community, staff, Planning Commission and the City Council over the following year as provided for in the Growth Management Act (GMA). This resultant list of proposals is referred to as the annual Comprehensive Plan docket.

The City of Redmond's procedure for reviewing and adopting annual amendments to the Comprehensive Plan is to adopt a blanket ordinance that establishes the content and framework of the annual amendment package. This procedure accomplishes two principal objectives. First, it enables the City to comply with state requirements for concurrent review of the cumulative effects of all proposed amendments. Second, detailed review of each amendment can occur as each is brought forward separately to the Technical Committee, Planning Commission, and City Council.

Of the 27 proposed amendments described in the Technical Committee Report, six City or privately-initiated proposals were received during the application period and 21 proposals are carry overs from prior Dockets. The Technical Committee recommends including all the proposed amendments for further consideration based on Zoning Code criteria for docketing. The attached report provides the criteria, analysis and reasoning for this recommendation.

Since adoption of the 2015-16 docket last October, Council has completed action on five proposed Comprehensive Plan or Zoning Code amendment topics:

- 2015 Comprehensive Plan and Zoning Code Miscellaneous Amendments
- Amendment to Zoning Code regarding 2015 Landslide Hazards Map and Streams Classification Map Update

- Amendment to Comprehensive Plan Economic Vitality Element regarding Economic Competiveness and Fees
- Zoning Code Amendments for Retail Marijuana Overlay transition areas and review of non-residential development in residential zones - *denied*

Staff or Planning Commission work is underway on 12 other proposed Comprehensive Plan or Zoning Code amendment topics for Council action, some in 2016 and others during the first half of 2017.

When comparing the current docket to the proposed for 2016-17, one of the differences in addition to the completed topics is that staff does not recommend carryover of the 2015-16 docket item, *Tentative: Parking-related Policy and Regulatory Update*. Commissioners have noted this topic on the current docket and for this reason, staff would like to describe the rationale for this recommendation. This item was tentatively included on the docket as a placeholder pending Council direction following the 2014 parking study report. Council's direction is to maintain the course as is for now regarding parking and staff does not recommend including this topic on the 2016-17 Comprehensive Plan docket. Amendments to the Zoning Code regarding parking that are consistent with the Comprehensive Plan do not need to be on the docket and staff plans to develop a recommended Zoning Code amendment regarding transportation management programs requirements with regard to parking standards.

QUASI-JUDICIAL REVIEW

A Comprehensive Plan and Rezone amendment request is subject to quasi-judicial review by the City when it concerns an individual property, and the review occurs outside of the context of a neighborhood or sub-area plan update. The proposed amendment requested by Quadrant Homes for the property located at the southwest corner of NE 124th St. and Willows Road will be treated as a quasi-judicial action.

As such, it is important that Planning Commissioners avoid ex parte communication with the applicant or other parties about this proposed amendment. Ex parte communication occurs when a Commissioner communicates in any manner (in person, phone or email) with the applicant or any other person regarding this proposal outside of Commission business meetings.

Any ex parte communication compromises the rights of all parties to have a fair, unbiased hearing and will require Commissioners to disclose the contact and substance of the contact on the hearing record so that any party has an opportunity to respond. Further, under the Appearance of Fairness Doctrine a Commissioner may be disqualified from participating in the proceeding if an ex parte contact could prevent him or her from participating in development of a recommendation in a fair and unbiased manner regarding the proposed amendment.

SCHEDULE

At the end of the July 20th hearing and study session the Planning Commission may be ready to make a recommendation on the scope of the docket. Council review and action would follow in September and October.

ENCLOSURES

Technical Committee Report with exhibits